

**JERSEY CITY BOARD OF ADJUSTMENT  
PUBLIC NOTICE/LEGAL AD**

Please be advised the following items will be heard at the next Regular Meeting of the Jersey City Board of Adjustment, scheduled for **Thursday, January 22, 2015 at 6:30 p.m.**, in the **HED&C. 14<sup>th</sup> Floor Conference Room, 30 Montgomery Street, Jersey City, NJ**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business: *Order of applications are subject to change.*
  
7.     Case:            Z14-034                               Minor Site Plan  
       Applicant:    Dante DelForno and Rhett DelForno  
       Address:       153 Morgan Street  
       Attorney:     Robert Verdibello, Esq  
       Block:         13002               Lot:    6  
       Zone:          R-3 – Multi-Family, Mid-Rise District  
       For:           Minor Site Plan approval to construct a 6 story, with a mezzanine on the first and second floor, mixed use building. The bottom two floors will be commercial and the top 4 floors will have 3 residential units.  
       “d” Variance: Use, height  
       “c” Variances: Maximum building coverage, Minimum floor to ceiling height, Minimum rear yard setback  
       **Decision:     Carried from the December 11, 2014 Regular Meeting**
  
8.     Case:            Z14-013                               Preliminary and Major Final Site Plan  
       Applicant:    Klein Outdoor Advertising, LLC  
       Address:       9 Route 440  
       Attorney:     Francis Regan, Esq  
       Block:         30305               Lot:    1  
       Zone:          PI- Port Industrial District  
       For:           Major Site Plan approval to construct a 98 ft double sided freestanding digital billboard, with each side having the dimension of 20x50 ft.  
       “d” Variance: Use  
       “c” Variances: Minimum lot area, minimum perimeter setback  
       **Decision:     Carried from the December 11, 2014 Regular Meeting**
  
9.     Case:            Z14-037                               Preliminary and Major Final Site Plan  
       Applicant:    Brunswick 124, LLC  
       Address:       124-128 Brunswick Street  
       Attorney:     Charles J. Harrington, III, Esq  
       Block:         11004               Lot:    27 and 28  
       Zone:          R-1 – One and Two Family Housing District  
                        NC – Neighborhood Commercial District  
       For:           Major Site Plan approval to construct a 5 story building with 19 units, 13 parking spaces, and ground floor commercial space  
       “c” Variances: Building coverage, lot coverage, rear yard setback, parking  
       “d” Variance: Use, Height

**Cont. on other side →→→→**

10. Case: Z14-036 Preliminary and Major Final Site Plan  
Applicant: Phoenix Urban Development, LLC  
Address: 334-336 Second Street  
Attorney: Ronald H. Shaljian, Esq  
Block: 11007 Lot: 10 and 11  
Zone: NC – Neighborhood Commercial District  
For: Major Site Plan approval to construct a 5 story building with 11 residential units,  
2 ground floor commercial spaces, and 3 onsite parking spaces  
“c” Variances: Minimum floor to ceiling height  
“d” Variance: Height

11. Case: Z14-038 Preliminary and Major Final Site Plan  
Applicant: The Ishay Group  
Address: 3464 Kennedy Boulevard  
Attorney: George L. Garcia, Esq  
Block: 2603 Lot: 51  
Zone: R-1 – One and Two Family Housing District  
For: Major Site Plan approval to rehabilitate and convert an existing 4 story  
warehouse to a mixed use building, and add a floor for a total 5 stories. The  
proposed building is 5 stories, 14 units, and has 2,350 sq ft of ground floor  
commercial space.  
“c” Variances: Expansion of a non-conforming structure containing a non-conforming  
use  
“d” Variance: Use, Height

12. MEMORIALIZATION OF RESOLUTIONS

13. Executive Session, as needed, to discuss litigation, personnel, or other matters.

**Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON**